066.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,400 / 787,400
					USE VALUE:	787,400 / 787,400
					ASSESSED:	787,400 / 787,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWDLE JOHN R & JUDITH C
Owner 2:	
Owner 3:	
Street 1:	67 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,611 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 2798 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7611.000	333,600		453,800	787,400
Total Card	0.175	333,600		453,800	787,400
Total Parcel	0.175	333,600		453,800	787,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 281.38 | /Parcel: 281.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 42117

GIS Ref

GIS Ref

Insp Date 10/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066.0-0001-0009.0

!5650!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	333,600	0	7,611.	453,800	787,400	787,400	Year End Roll	12/18/2019
2019	101	FV	256,700	0	7,611.	421,400	678,100	678,100	Year End Roll	1/3/2019
2018	101	FV	256,700	0	7,611.	421,400	678,100	678,100	Year End Roll	12/20/2017
2017	101	FV	256,700	0	7,611.	369,500	626,200	626,200	Year End Roll	1/3/2017
2016	101	FV	256,700	0	7,611.	337,100	593,800	593,800	Year End	1/4/2016
2015	101	FV	240,100	0	7,611.	298,200	538,300	538,300	Year End Roll	12/11/2014
2014	101	FV	240,100	0	7,611.	282,000	522,100	522,100	Year End Roll	12/16/2013
2013	101	FV	240,100	0	7,611.	268,400	508,500	508,500		12/13/2012

PRINT

Date	Time
12/10/20	20:30:35

LAST REV

Date	Time
10/10/19	13:30:25

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5650

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY PAUL F/ET	23765-249		10/14/1993		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	42117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2018	1888	Insulate	2,762	C				
6/9/2006	451	Redo Kit	22,500			G7	GR FY07	
11/14/1994	607		44,000					ADD 16X24

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/21/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	163	PATRIOT
10/7/1999	Meas/Inspect	267	PATRIOT
10/12/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7611		Sq. Ft.	Site		0	70.	0.85	12									453,829						453,800	

Total AC/HA: 0.17472 | Total SF/SM: 7611 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 453,829 | Spl Credit | Total: 453,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20379746
Const Adj.:	0.99989998
Adj $ / SQ:	126.386
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409848
Depreciation:	76232
Depreciated Total:	333616

COMMENTS

REAR OF HSE DROPS OFF TO LOWER GRADE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

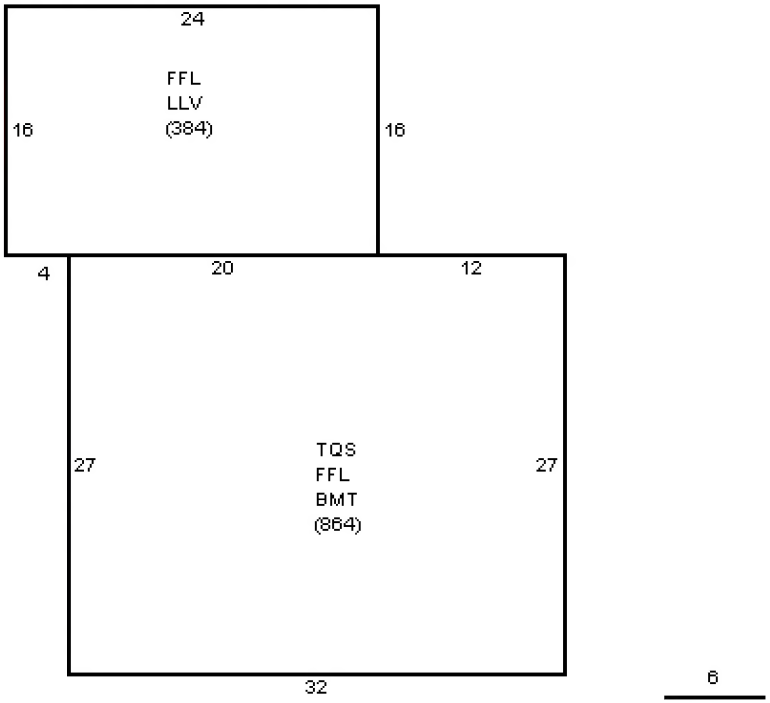
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.39
Special Features:	0	Val/Su Net:	106.11
Final Total:	333600	Val/Su SzAd	175.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	126.390	157,730
BMT	Basement	864	54.980	47,501
TQS	3/4 Story	648	126.390	81,898
LLV	Lower Level	384	99.530	38,219
	Net Sketched Area:	3,144	Total:	325,348
Size Ad	1896	Gross Are	3360	FinArea 2798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60		
LLV	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: